147.0	0008	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,068,200	/	1,068,200
USE VALUE:	1,068,200	/	1,068,200
ASSESSED:	1,068,200	/	1,068,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEINBRINK JEFFREY & LATOYA
Owner 2:	
Owner 3:	
Street 1:	165 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRONOSKY VESNA -
Owner 2:	-
Street 1:	165 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,462 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Vinyl Exterior and 2900 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6462.000	577,100		491,100	1,068,200
Total Card	0.148	577,100		491,100	1,068,200
Total Parcel	0.148	577,100		491,100	1,068,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.34 | /Parcel: 368.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
96924			05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 147.0-0008-0007.0

!11522!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	577,100	0	6,462.	491,100	1,068,200	1,068,200	Year End Roll	12/18/2019
2019	101	FV	454,900	0	6,462.	460,400	915,300	915,300	Year End Roll	1/3/2019
2018	101	FV	453,400	0	6,462.	380,600	834,000	834,000	Year End Roll	12/20/2017
2017	101	FV	453,400	0	6,462.	349,900	803,300	803,300	Year End Roll	1/3/2017
2016	101	FV	453,400	0	6,462.	319,200	772,600	772,600	Year End	1/4/2016
2015	101	FV	450,000	0	6,462.	313,100	763,100	763,100	Year End Roll	12/11/2014
2014	101	FV	450,000	0	6,462.	291,000	741,000	741,000	Year End Roll	12/16/2013
2013	101	FV	450,000	0	6,462.	276,900	726,900	726,900		12/13/2012

PRINT

Date	Time
12/11/20	01:41:08

LAST REV

Date	Time
11/22/19	08:22:59

jorourke

USER DEFINED

Prior Id # 1:	96924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11522

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRONOSKY VESNA,	73521-256	1	10/25/2019		1,135,000	No	No		
MORGAN NICHOLAS	59775-485		8/16/2012		875,000	No	No		
MORGAN NICHOLAS	47848-410		7/24/2006		1	No	No		
JOHNSON & JOHNS	38502-129		3/25/2003		749,000	No	No		
STARBLE MARY L	33533-190		8/25/2001	Partial Ints	611,550	No	No	4	
	19076-363		5/1/1988	Forclosure	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2002	3	New Buil	160,000	O		G3	GR FY03	NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	EMK	Ellen K
5/7/2018	MEAS&NOTICE	BS	Barbara S
11/18/2008	Meas/Inspect	163	PATRIOT
6/29/2003	MLS	MM	Mary M
4/17/2002	Inspected	PM	Peter M
2/13/2002	Other Change	PM	Peter M
10/31/2000	Hearing Chag	201	PATRIOT
11/17/1999	Meas/Inspect	272	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6462		Sq. Ft.	Site		0	80.	0.95	9									491,086						491,100	

Total AC/HA:	0.14835	Total SF/SM:	6462	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	491,086	Spl Credit		Total:	491,100

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	8.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10258615
Const Adj.:	0.99989998
Adj $ / SQ:	137.809
Other Features:	132917
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632821
Depreciation:	55688
Depreciated Total:	577132

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

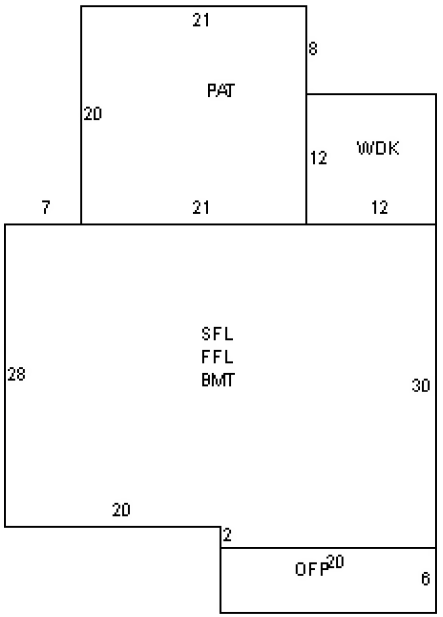
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.75
Special Features:	0	Val/Su Net:	138.59
Final Total:	577100	Val/Su SzAd	248.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,160	54.780	63,544
FFL	First Floor	1,160	137.810	159,859
SFL	Second Floor	1,160	137.810	159,859
PAT	Patio	420	3.140	1,320
WDK	Deck	144	12.940	1,864
OFP	Open Porch	120	30.250	3,630

Net Sketched Area:	4,164			Total:	390,076
Size Ad	2320	Gross Are	4164	FinArea	2900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

147.0-0008-0007.0

IMAGE

AssessPro Patriot Properties, Inc